

MONTHLY MARKET REPORT

February 2015



FEBRUARY AT A GLANCE *

<i>Active Listings</i>	<i>Pending sales</i>	<i>Closed sales</i>
3,665	921	554
-6.62% from last year	+16.14% from last year	+0.73% from last year
<i>Average Sale Price</i>		<i>Median Sale Price</i>
\$199,196		\$169,000
+0.36% from last year		0.00% from last year

CONTACT

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** Data shown in "at a glance" section is for single-family detached homes.*

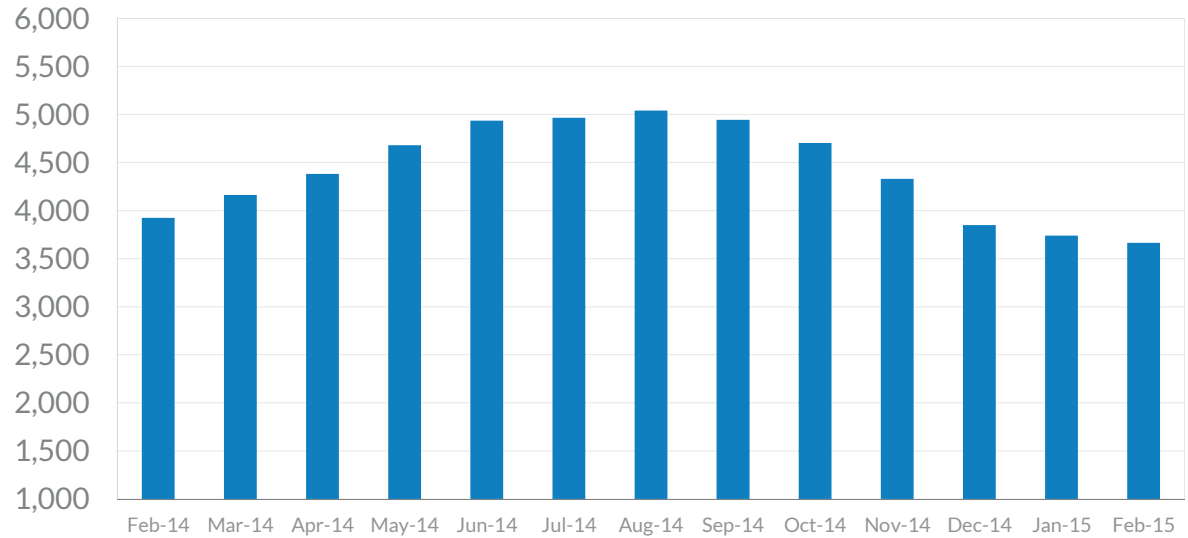
Market Inventory



Detached Historical

Year	2013	2014	2015
January	3,611	3,884	3,741
February	3,676	3,925	3,665
March	3,809	4,164	
April	3,953	4,382	
May	4,112	4,682	
June	4,388	4,937	
July	4,497	4,967	
August	4,578	5,043	
September	4,608	4,945	
October	4,439	4,705	
November	4,255	4,331	
December	3,836	3,850	

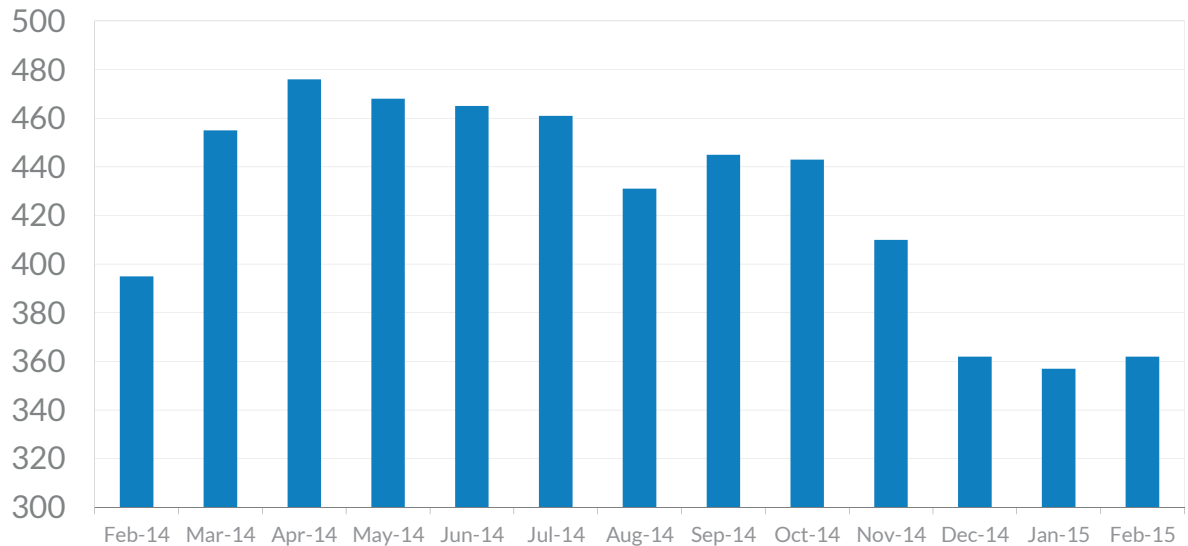
Detached Homes on Market



Attached Historical

Year	2013	2014	2015
January	396	388	357
February	386	395	362
March	418	455	
April	419	476	
May	419	468	
June	407	465	
July	413	461	
August	429	431	
September	427	445	
October	429	443	
November	402	410	
December	396	362	

Attached Homes on Market



Market Inventory *(New, Pending, Closed)*



Market Activity

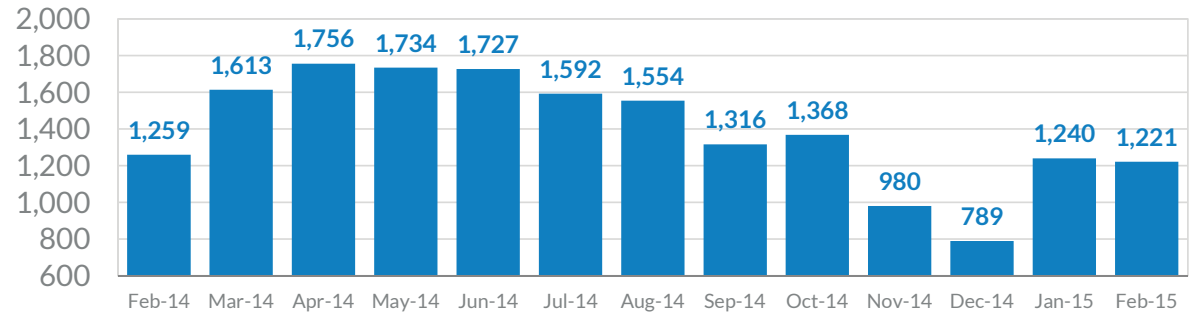
Month	New	Pending	Closed
Feb-14	1,259	793	550
Mar-14	1,613	950	695
Apr-14	1,756	976	721
May-14	1,734	996	797
Jun-14	1,727	939	800
Jul-14	1,592	986	823
Aug-14	1,554	857	822
Sep-14	1,316	854	703
Oct-14	1,368	831	758
Nov-14	980	738	601
Dec-14	789	649	656
Jan-15	1,240	855	537
Feb-15	1,221	921	554

Change from Last Month/Year

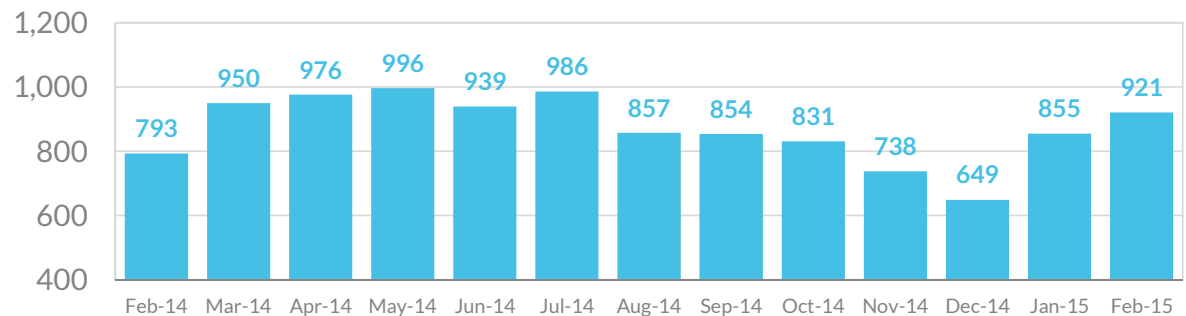
	Feb-15	Jan-15	Feb-14
New	1,221	1,240	1,259
% Change	-	-1.53%	-3.02%
Pending	921	855	793
% Change	-	7.72%	16.14%
Closed	554	537	550
% Change	-	3.17%	0.73%

Closed Sales chart also shows average days on market, indicated by a line. The average days on market for February 2015 detached sales was 73.

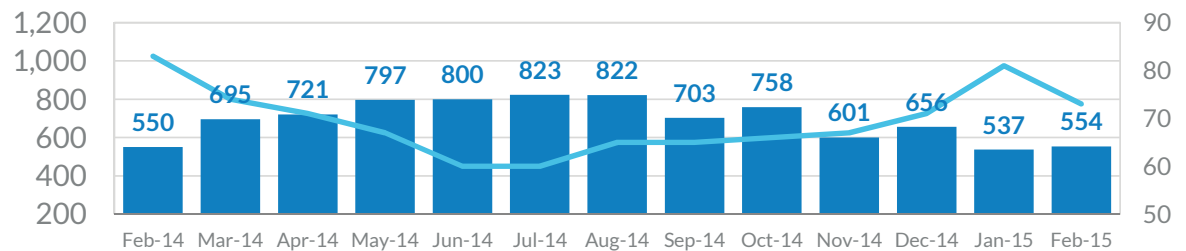
New Listings



Pending Sales



Closed Sales



Home Sales by Market Area (For month of February)



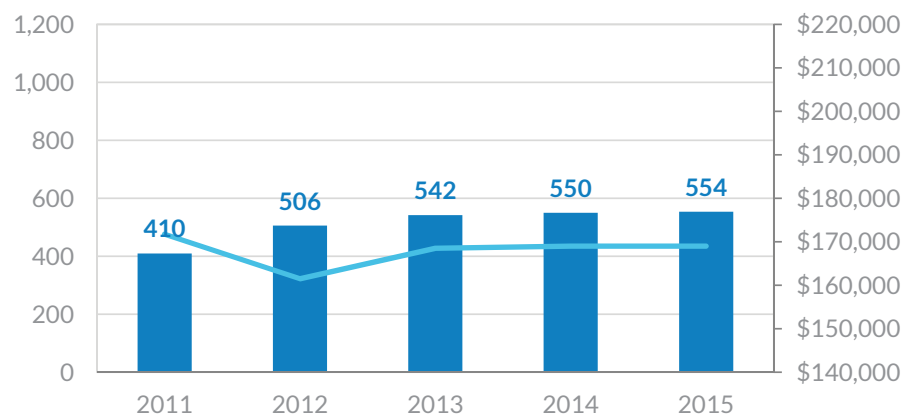
Single-Family Detached Sales

MLS Area	Area Name	Feb-14	Feb-15
10-121	Albuquerque	348	378
130	Corrales	5	4
140-162	Rio Rancho	108	92
180	Bernalillo	1	6
190	Placitas	8	3
210-293	E. Mountains	34	24
690-760	Valencia Co.	46	47
Total	All	550	554

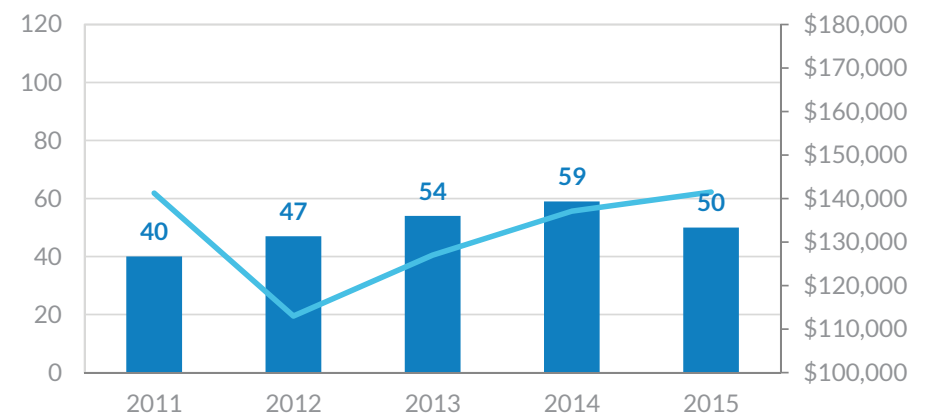
Condo/Townhome (Attached) Sales

MLS Area	Area Name	Feb-14	Feb-15
10-121	Albuquerque	46	42
130	Corrales	1	0
140-162	Rio Rancho	6	6
180	Bernalillo	1	0
190	Placitas	0	0
210-293	E. Mountains	0	0
690-760	Valencia Co.	5	2
Total	All	59	50

Detached Sales & Median Sale Price



Attached Sales & Median Sale Price

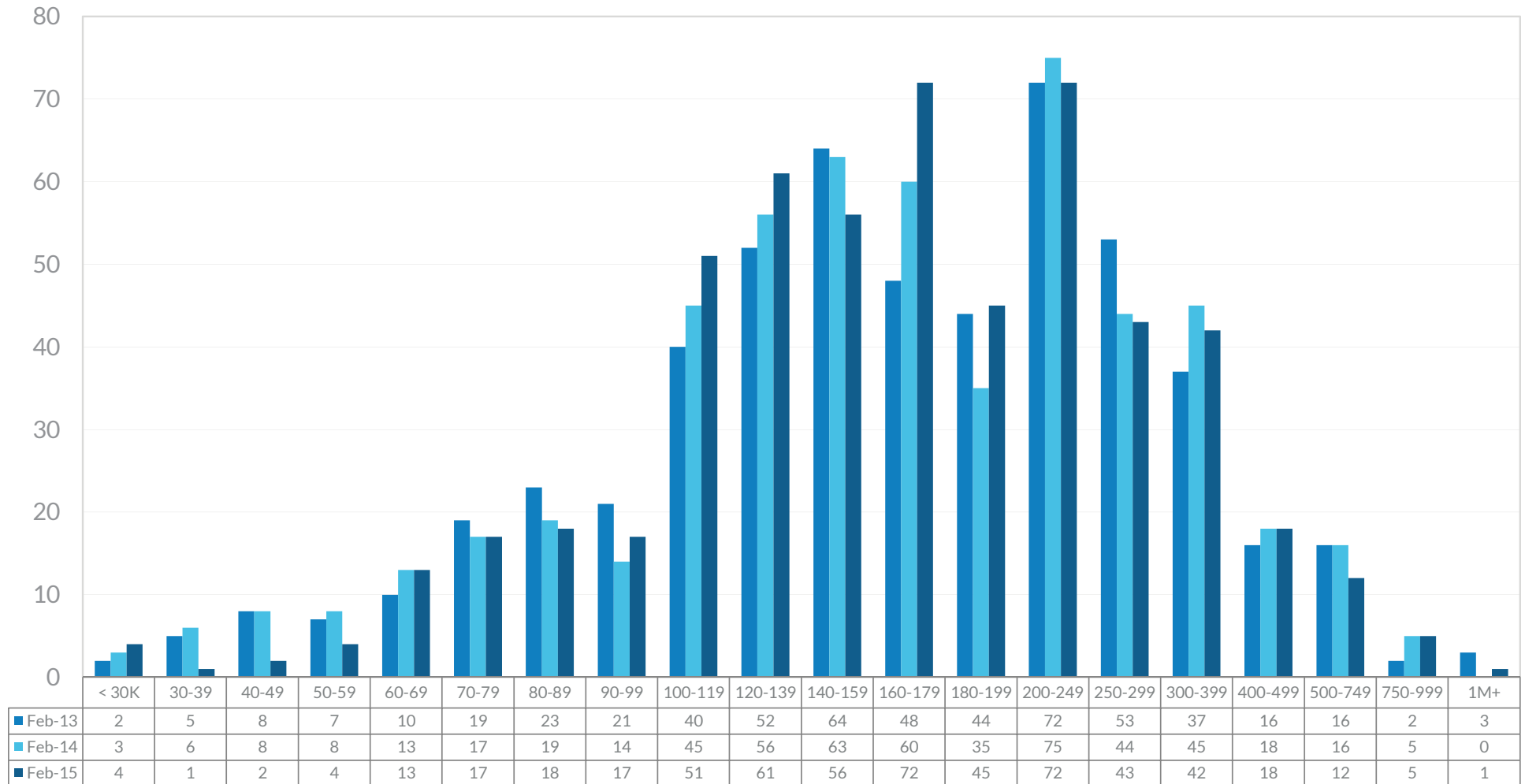


Blue line on charts represents the median sale price for that month
 MLS Areas 210-293 include East Mountains and Estancia Basic. MLS Areas 690-760 include Belen, Los Lunas, and Bosque Farms.

Closed Sales by Price *(Detached)*



February historical (in thousands)

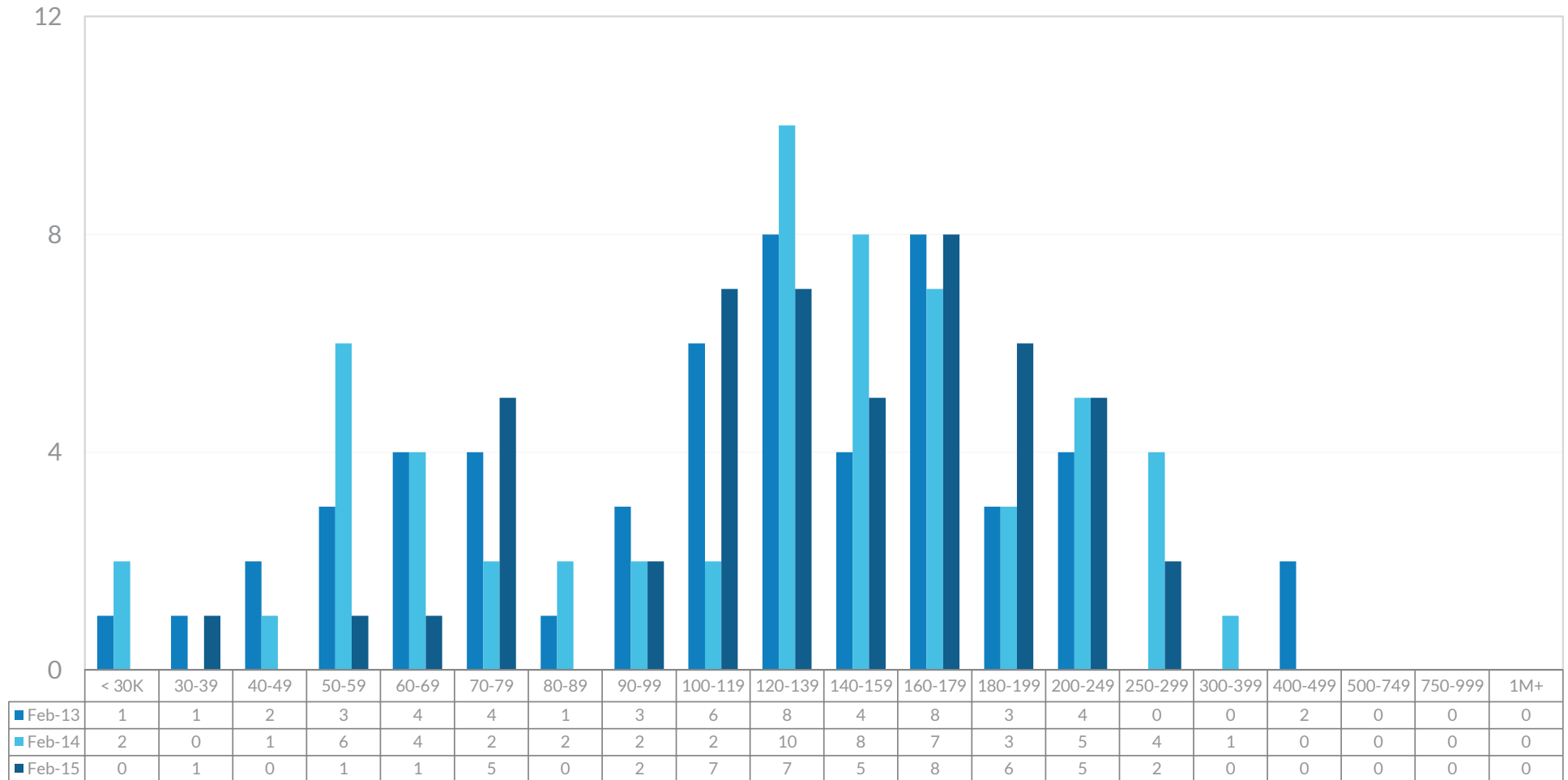


TOP SELLING PRICE RANGE FOR DETACHED HOMES
\$160,000- \$179,999 & \$200,000 - \$249,999

Closed Sales by Price *(Attached)*



February historical (in thousands)



TOP SELLING PRICE RANGE FOR ATTACHED HOMES

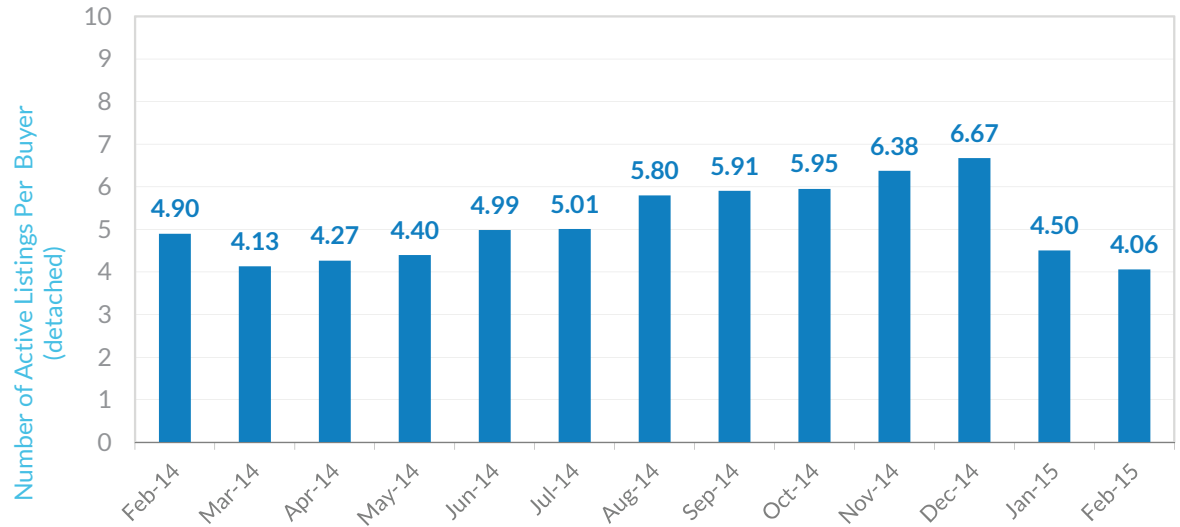
\$160,000 - \$179,999

Market Indicators



Supply-Demand

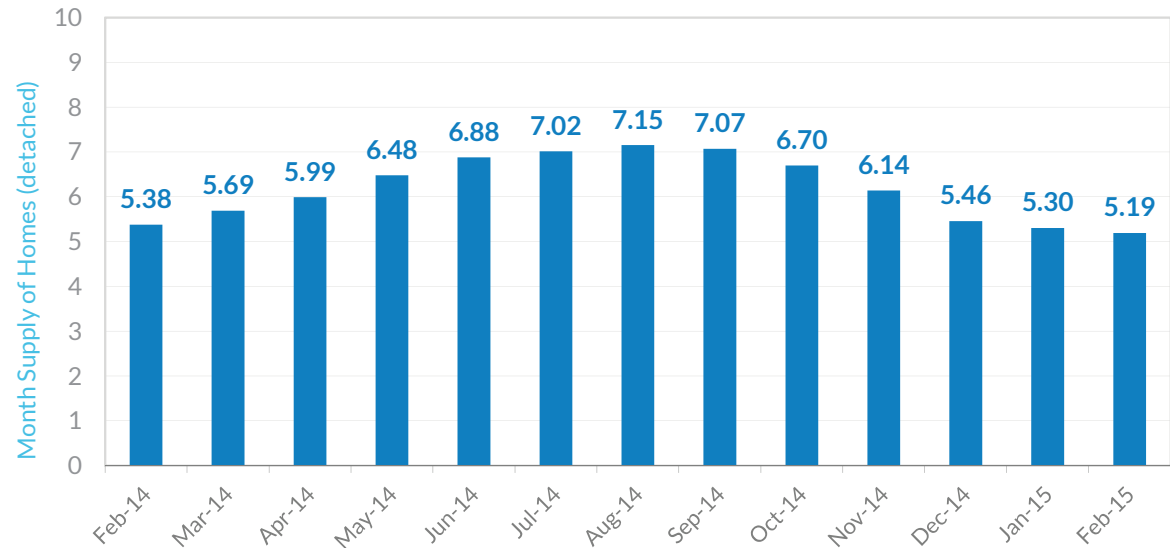
Year	2013	2014	2015
January	3.70	4.99	4.50
February	3.96	4.90	4.06
March	3.32	4.13	
April	2.98	4.27	
May	3.16	4.40	
June	4.45	4.99	
July	4.40	5.01	
August	5.08	5.80	
September	5.95	5.91	
October	6.05	5.95	
November	6.09	6.38	
December	6.73	6.67	



The Supply-Demand Ratio is calculated by dividing the number of homes for sale (listings available) by the number of total pending sales for that month. The higher the ratio, the more supply there is relative to demand.

Absorption Rates

Year	2013	2014	2015
January	5.74	5.32	5.30
February	5.82	5.38	5.19
March	5.97	5.69	
April	6.10	5.99	
May	6.21	6.48	
June	6.48	6.88	
July	6.47	7.02	
August	6.49	7.15	
September	6.44	7.07	
October	6.17	6.70	
November	5.91	6.14	
December	5.29	5.46	



The Absorption Rate measures how long it will take to exhaust or sell the current housing inventory. An average market is traditionally a six-month supply

Monthly Sale Prices *(Detached)*



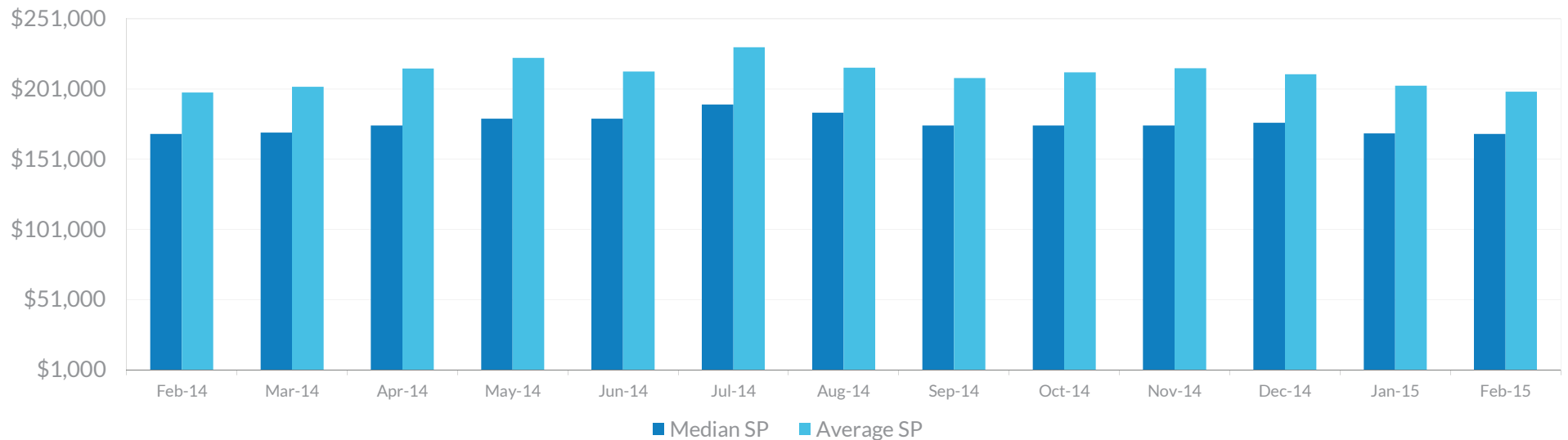
Median Sale Price

Year	2013	2014	2015
January	\$158,000	\$167,900	\$169,500
February	\$168,500	\$169,000	\$169,000
March	\$175,000	\$170,000	
April	\$168,000	\$175,000	
May	\$174,900	\$180,000	
June	\$172,000	\$180,000	
July	\$182,000	\$190,000	
August	\$182,500	\$184,100	
September	\$177,500	\$175,000	
October	\$166,000	\$175,000	
November	\$170,000	\$175,000	
December	\$185,000	\$177,000	

Average Sale Price

Year	2013	2014	2015
January	\$186,051	\$203,687	\$203,468
February	\$203,514	\$198,483	\$199,196
March	\$202,605	\$202,672	
April	\$197,908	\$215,560	
May	\$211,505	\$223,193	
June	\$212,456	\$213,504	
July	\$222,505	\$230,750	
August	\$223,533	\$216,148	
September	\$212,307	\$208,936	
October	\$208,152	\$212,905	
November	\$207,986	\$215,899	
December	\$219,909	\$211,523	

Monthly Sale Price



Historical Home Prices *(Detached)*



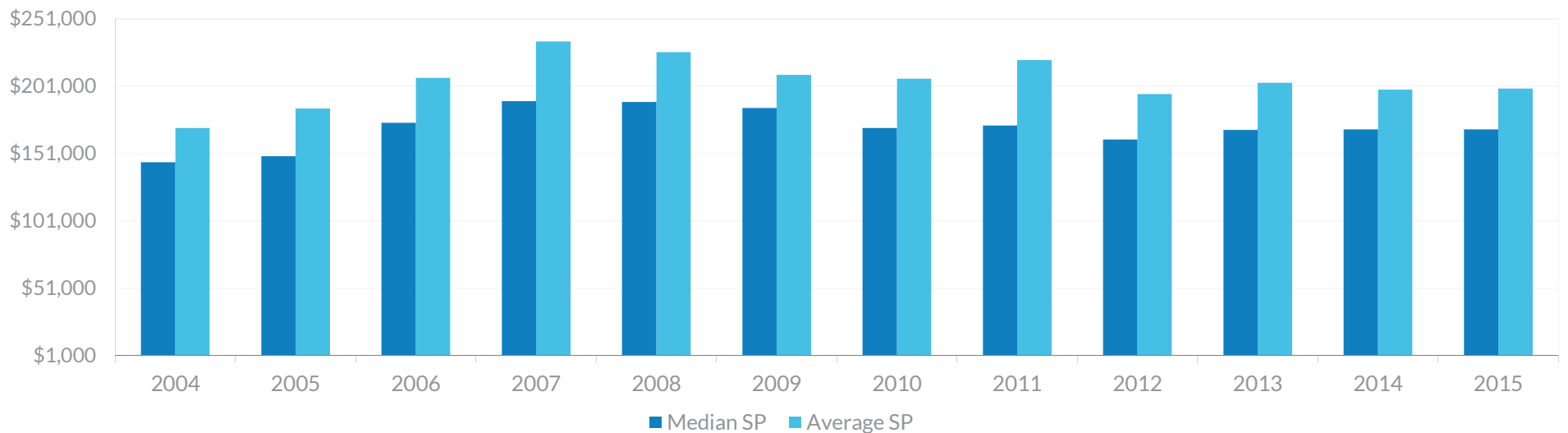
Median Sale Price (February)

Year	Median Sale Price	% Change From Previous Year
2004	\$144,500	7.24%
2005	\$149,000	3.11%
2006	\$173,750	16.61%
2007	\$189,800	9.24%
2008	\$189,250	-0.29%
2009	\$184,900	-2.30%
2010	\$169,950	-8.09%
2011	\$171,750	1.06%
2012	\$161,500	-5.97%
2013	\$168,500	4.33%
2014	\$169,000	0.30%
2015	\$169,000	0.00%

Average Sale Price (February)

Year	Average Sale Price	% Change From Previous Year
2004	\$170,037	7.23%
2005	\$184,365	8.43%
2006	\$207,144	12.36%
2007	\$234,176	13.05%
2008	\$226,342	-3.35%
2009	\$209,515	-7.43%
2010	\$206,654	-1.37%
2011	\$220,299	6.60%
2012	\$195,165	-11.41%
2013	\$203,514	4.28%
2014	\$198,483	-2.47%
2015	\$199,196	0.36%

Historical Home Prices



Monthly Market Activity by Zip Code



Zip Code	Active listings	Sold Listings	% of All Sales	Zip Code	Active listings	Sold Listings	% of All Sales	Zip Code	Active listings	Sold Listings	% of All Sales
87001	5	1	0.19%	87062	1	0	0.00%	87123	154	13	2.42%
87002	122	11	2.05%	87063	1	0	0.00%	87124	338	57	10.61%
87004	63	5	0.93%	87068	17	0	0.00%	87144	307	35	6.52%
87006	1	0	0.00%	87102	51	4	0.74%	87801	1	0	0.00%
87008	20	3	0.56%	87104	60	5	0.93%				
87015	106	9	1.68%	87105	108	16	2.98%				
87016	25	0	0.00%	87106	65	7	1.30%				
87023	1	0	0.00%	87107	113	12	2.23%				
87026	2	0	0.00%	87108	88	14	2.61%				
87031	186	33	6.15%	87109	72	17	3.17%				
87035	25	1	0.19%	87110	126	25	4.66%				
87036	15	0	0.00%	87111	203	52	9.68%				
87042	17	3	0.56%	87112	129	27	5.03%				
87043	83	3	0.56%	87113	49	21	3.91%				
87047	61	5	0.93%	87114	328	61	11.36%				
87048	80	4	0.74%	87120	293	49	9.12%				
87056	6	0	0.00%	87121	173	48	8.94%				
87059	65	6	1.12%	87122	105	7	1.30%				

Any Zip code that is located in the Southwest MLS Service Area that had at least 1 Active listing or 1 sale that month will be included in the Zip Code report.

Market Overview



2015		(DET) 2015	(DET) 2014	Percent Change	(ATT) 2015	(ATT) 2014	Percent Change	(DET+ATT) 2015 Year- to-Date	(DET+ATT) 2014 Year- to-Date	Percent Change
New Listings	Jan	1,240	1,288	-3.73%	104	128	-18.75%	1,344	1,416	-5.08%
	Feb	1,221	1,259	-3.02%	126	116	8.62%	2,691	2,791	-3.58%
	Mar		1,613			169			4,573	
Pending Sales	Jan	855	769	11.18%	69	75	-8.00%	924	844	9.48%
	Feb	921	793	16.14%	78	68	14.71%	1,923	1,705	12.79%
	Mar		950			77			2,732	
Closed Sales	Jan	537	539	-0.37%	48	47	2.13%	585	586	-0.17%
	Feb	554	550	0.73%	50	59	-15.25%	1,189	1,195	-0.50%
	Mar		695			62			1,952	
Dollar Volume of Closed Sales (in millions)	Jan	\$109.3	\$109.8	-0.46%	\$6.7	\$6.7	0.00%	\$116.0	\$116.5	-0.43%
	Feb	\$110.4	\$109.2	1.10%	\$7.2	\$8.1	-11.11%	\$238.4	\$233.8	1.97%
	Mar		\$140.9			\$8.2			\$382.9	
Median Sales Price	Jan	\$169,500	\$167,900	0.95%	\$135,000	\$128,000	5.47%			
	Feb	\$169,000	\$169,000	0.00%	\$141,500	\$136,000	4.04%	--	--	--
	Mar		\$170,000			\$128,700				
Average Sales Price	Jan	\$203,468	\$203,687	-0.11%	\$140,544	\$142,447	-1.34%			
	Feb	\$199,196	\$198,483	0.36%	\$144,760	\$137,105	5.58%	--	--	--
	Mar		\$202,672			\$131,842				
Total Active Listings Available	Jan	3,741	3,884	-3.68%	357	388	-7.99%			
	Feb	3,665	3,925	-6.62%	362	395	-8.35%	--	--	--
	Mar		4,164			455				
Average Days on Market	Jan	81	76	6.58%	72	69	4.35%			
	Feb	73	83	-12.05%	76	71	7.04%	--	--	--
	Mar		74			74				

Market Comparison *(Albuquerque & Rio Rancho)*



City of Albuquerque		(DET) 2015	(DET) 2014	Percent Change	City of Rio Rancho		(DET) 2015	(DET) 2014	Percent Change
New Listings	Jan	814	815	-0.12%	New Listings	Jan	241	214	12.62%
	Feb	794	803	-1.12%		Feb	216	205	5.37%
	Mar		1,021			Mar		282	
Pending Sales	Jan	558	513	8.77%	Pending Sales	Jan	162	146	10.96%
	Feb	625	803	-22.17%		Feb	172	204	-15.69%
	Mar		626			Mar		178	
Closed Sales	Jan	341	355	-3.94%	Closed Sales	Jan	108	100	8.00%
	Feb	378	348	8.62%		Feb	92	108	-14.81%
	Mar		507			Mar		112	
Median Sales Price	Jan	\$175,000	\$171,000	2.34%	Median Sales Price	Jan	\$163,250	\$162,518	0.45%
	Feb	\$174,950	\$172,950	1.16%		Feb	\$158,000	\$155,000	1.94%
	Mar		\$173,900			Mar		\$159,000	
Average Sales Price	Jan	\$214,109	\$208,880	2.50%	Average Sales Price	Jan	\$167,995	\$181,393	-7.39%
	Feb	\$206,061	\$208,819	-1.32%		Feb	\$179,099	\$163,114	9.80%
	Mar		\$204,730			Mar		\$180,084	
Total Active	Jan	2,149	2,230	-3.63%	Total Active	Jan	665	635	4.72%
	Feb	2,111	2,252	-6.26%		Feb	646	623	3.69%
	Mar		2,410			Mar		657	
Average Days on Market	Jan	76	75	1.33%	Average Days on Market	Jan	73	67	8.96%
	Feb	70	77	-9.09%		Feb	64	80	-20.00%
	Mar		68			Mar		78	

Market Comparison *(East Mtns. / Estancia Basin & Valencia County)*



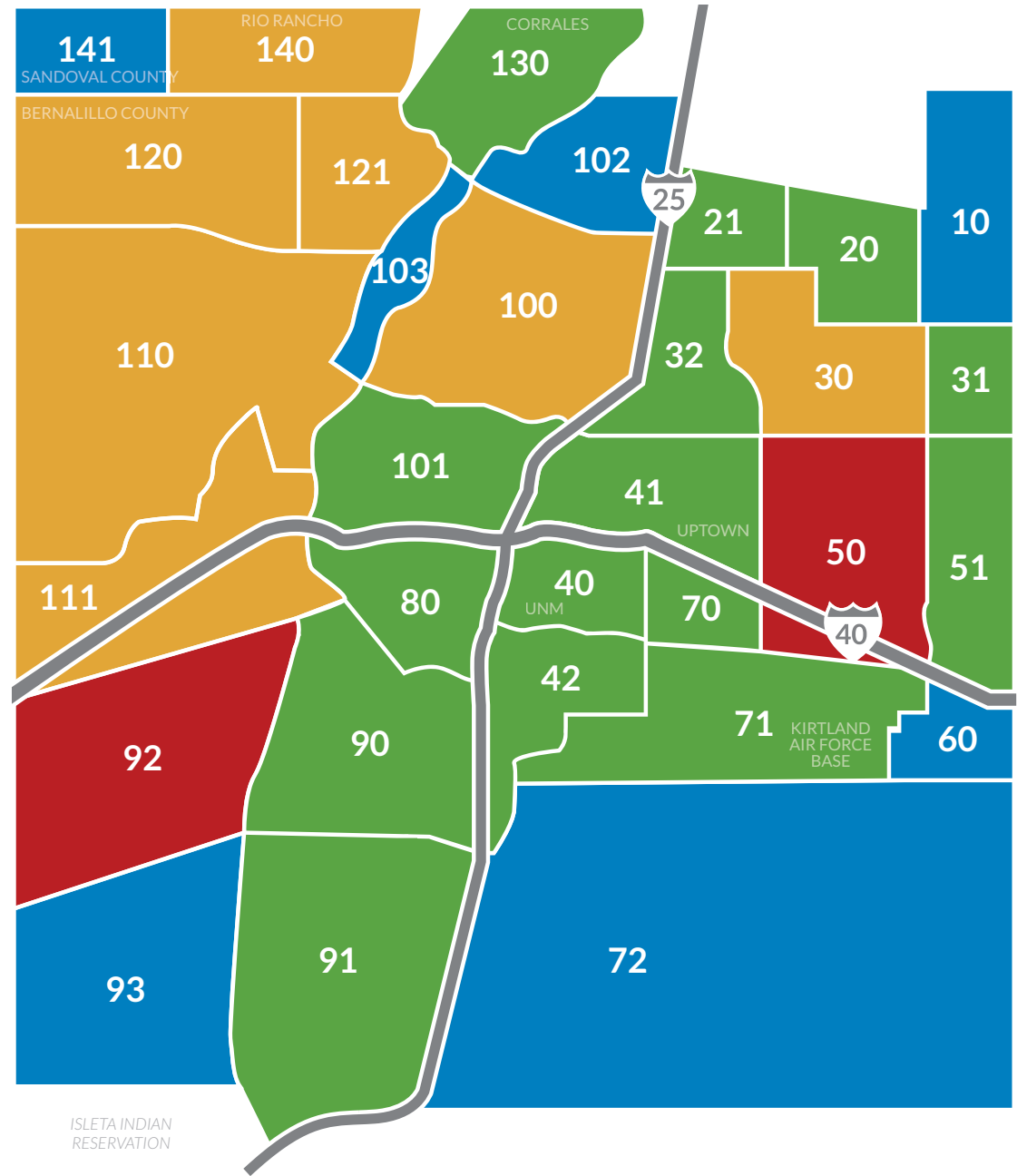
East Mountains & Estancia Basin		(DET) 2015	(DET) 2014	Percent Change	Valencia County	(DET) 2015	(DET) 2014	Percent Change	
New Listings	Jan	51	83	-38.55%	New Listings	Jan	83	106	-21.70%
	Feb	69	88	-21.59%		Feb	86	102	-15.69%
	Mar		111			Mar		109	
Pending Sales	Jan	46	34	35.29%	Pending Sales	Jan	61	52	17.31%
	Feb	41	41	0.00%		Feb	53	55	-3.64%
	Mar		54			Mar		58	
Closed Sales	Jan	28	29	-3.45%	Closed Sales	Jan	41	36	13.89%
	Feb	24	34	-29.41%		Feb	47	46	2.17%
	Mar		24			Mar		35	
Median Sales Price	Jan	\$189,500	\$226,500	-16.34%	Median Sales Price	Jan	\$110,000	\$102,450	7.37%
	Feb	\$191,500	\$221,500	-13.54%		Feb	\$114,000	\$122,875	-7.22%
	Mar		\$207,000			Mar		\$106,000	
Average Sales Price	Jan	\$201,684	\$249,294	-19.10%	Average Sales Price	Jan	\$129,992	\$120,136	8.20%
	Feb	\$223,031	\$212,706	4.85%		Feb	\$133,189	\$130,887	1.76%
	Mar		\$207,599			Mar		\$131,051	
Total Active	Jan	325	358	-9.22%	Total Active	Jan	369	392	-5.87%
	Feb	330	373	-11.53%		Feb	348	404	-13.86%
	Mar		390			Mar		416	
Average Days on Market	Jan	115	99	16.16%	Average Days on Market	Jan	108	73	47.95%
	Feb	135	161	-16.15%		Feb	79	74	6.76%
	Mar		116			Mar		98	

Albuquerque & Central Bernalillo County



February 2015 | MLS Areas

10	.....	Sandia Heights
20	.....	North ABQ Acres Area
21	.....	ABQ Acres West
30	.....	Far Northeast Heights
31	.....	Foothills North
32	.....	Academy West
40	.....	UNM
41	.....	Uptown
42	.....	UNM South
50	.....	Northeast Heights
51	.....	Foothills South
60	.....	Four Hills Village
70	.....	Fairgrounds
71	.....	Southeast Heights
72	.....	Mesa Del Sol
80	.....	Downtown Area
90	.....	Near South Valley
91	.....	Valley Farms
92	.....	Southwest Heights
93	.....	Pajarito
100	.....	North Valley
101	.....	Near North Valley
102	.....	Far North Valley
103	.....	West River Valley
110	.....	Northwest Heights
111	.....	Ladera Heights
112	.....	Canconcito
120	.....	Paradise West
121	.....	Paradise East
130	.....	Corrales
140	.....	Rio Rancho South
141	.....	Rio Rancho Southwest



COLOR LEGEND: ● 40+ Sales ● 16-39 Sales ● 4-15 Sales ● 0-3 Sales

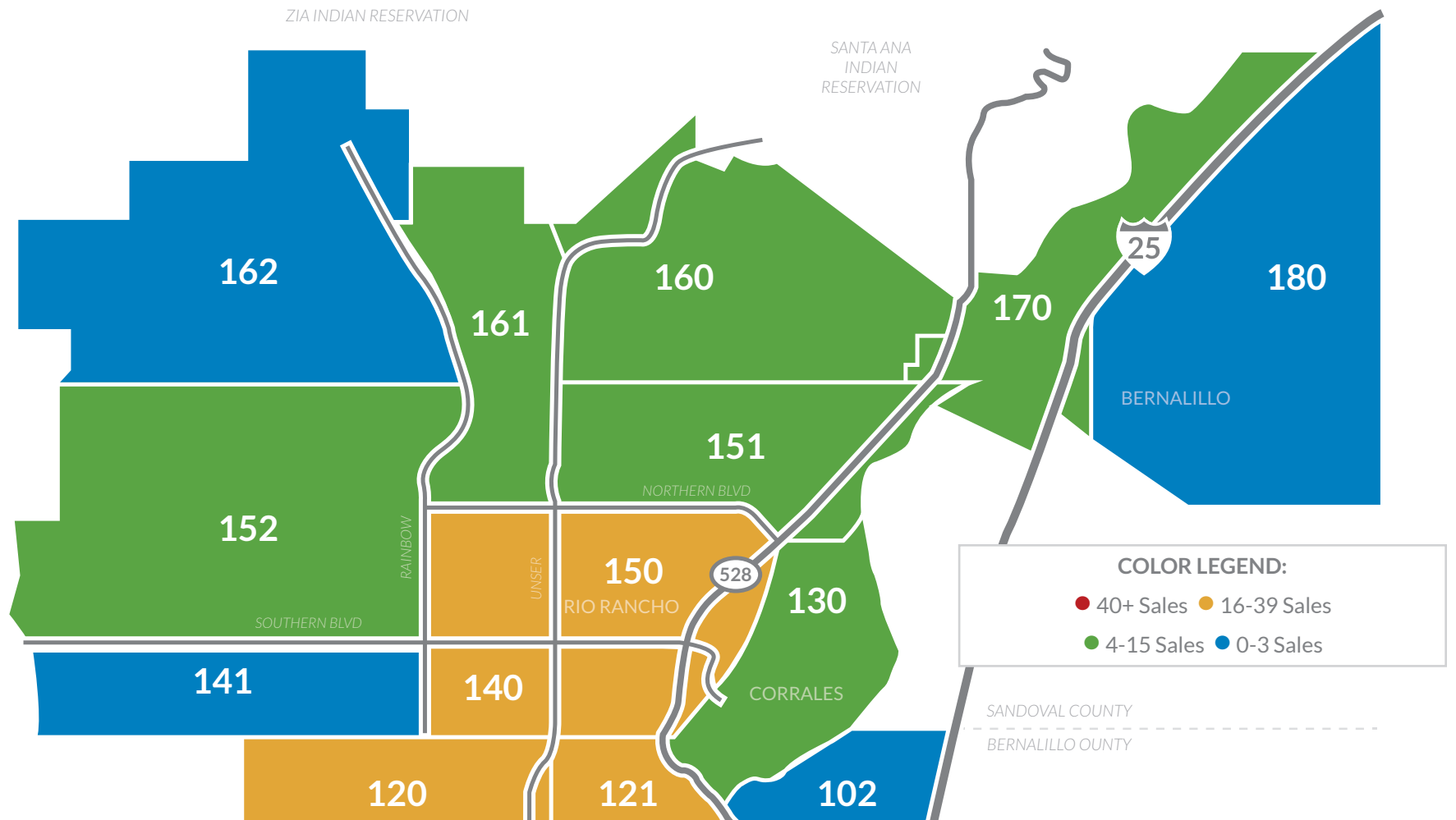
SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

Rio Rancho & Southern Sandoval County



February 2015 | MLS Areas

102	Far North Valley	152	Rio Rancho Mid-West
120	Paradise West	160	Rio Rancho North
121	Paradise East	161	Rio Rancho Central
130	Corrales	162	Rio Rancho Northwest
140	Rio Rancho South	170	Bernalillo/Algodones
141	Rio Rancho Southwest	180	Placitas Area
150	Rio Rancho Mid	190	San Ysidro/Jemez Springs
151	Rio Rancho Mid-North	200	Sandoval County - Other



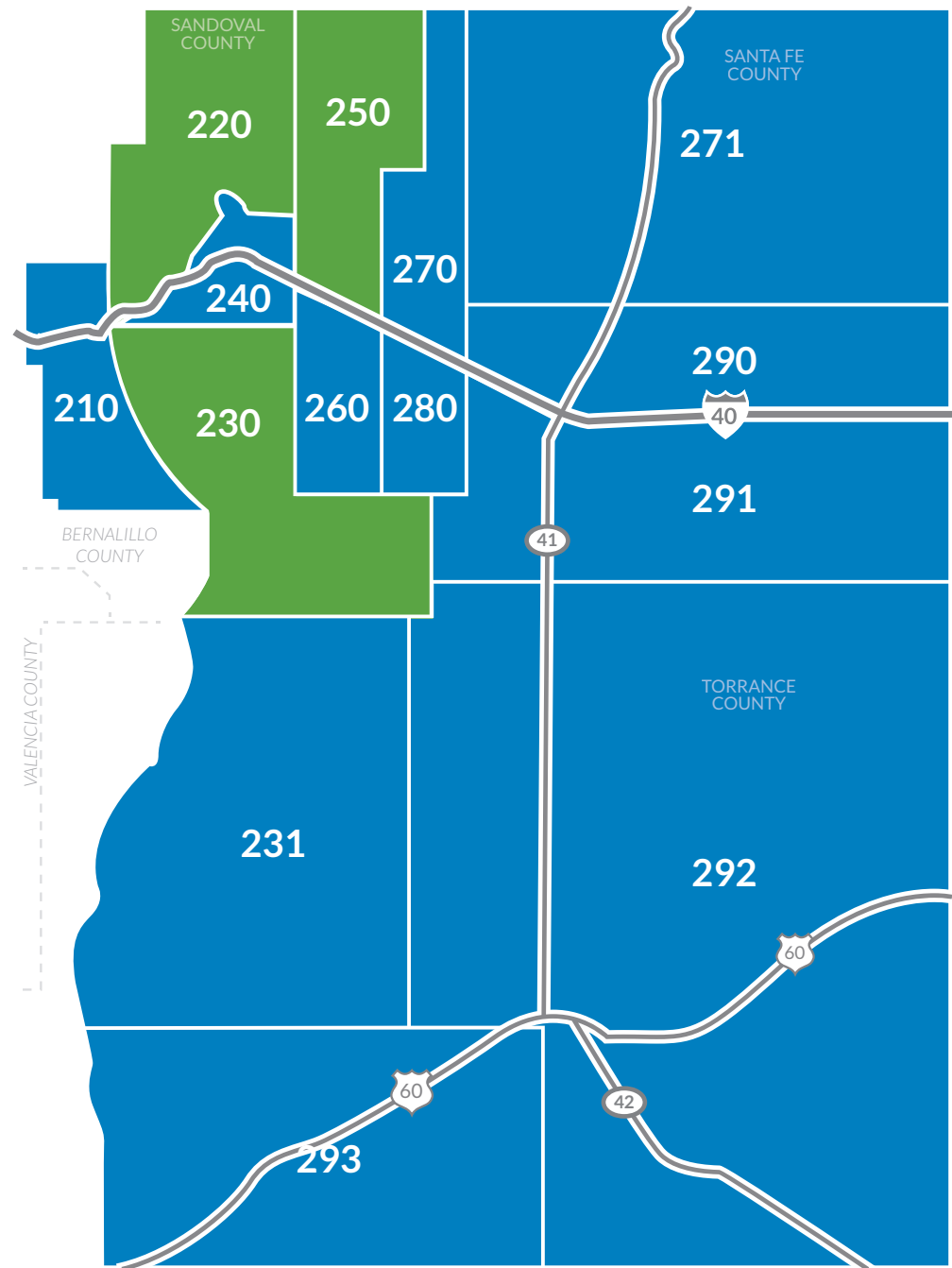
East Mountain Area & Estancia Basin

February 2015 | MLS Areas

210	.....	Carnuel, Monticello
220	.....	North of I-40
230	.....	South of I-40
231	.....	Manzano Mountain
240	.....	Zuzax, Tijeras
250	.....	Northwest Edgewood
260	.....	South 217 Area
270	.....	Northeast Edgewood
271	.....	Stanley
280	.....	Southwest Edgewood
290	.....	North Moriarty
291	.....	South Moriarty
292	.....	Estancia, McIntosh, Willard
293	.....	Mountainair

COLOR LEGEND:

- 40+ Sales ● 16-39 Sales
- 4-15 Sales ● 0-3 Sales



Valencia County

February 2015 | MLS Areas

620	.....	North Socorro
621	.....	South Socorro
690	.....	West Valencia County
700	.....	Los Lunas
701	.....	West Los Lunas
710	.....	Bosque Farms & Peralta
711	.....	East Los Lunas, Tome, Valencia
720	.....	Meadowlake, El Cerro Mission
721	.....	Las Maravillas, Cypress Gardens
730	.....	West Belen
740	.....	Los Chavez
741	.....	Belen
742	.....	Jarales, Bosque
750	.....	Adelino
760	.....	Rio Communities, Tierra Grande

COLOR LEGEND:

- 40+ Sales
- 16-39 Sales
- 4-15 Sales
- 0-3 Sales

